

# Inspection Report

J Bixler Inspections



## J Bixler Inspections

Joshua Bixler  
(209)288-9227

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### Property Address

25657 Long Barn Sugar Pine Rd  
Miwuk Village, CA



# Table Of Contents:

**Section name:**

**Page number:**

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|                               |    |
|-------------------------------|----|
| Report Information.....       | 3  |
| Report Summary Page.....      | 7  |
| Grounds.....                  | 11 |
| Exterior.....                 | 14 |
| Roofing.....                  | 26 |
| Electrical.....               | 28 |
| Plumbing.....                 | 31 |
| Living Room.....              | 35 |
| Kitchen.....                  | 43 |
| Bath 1.....                   | 54 |
| Loft.....                     | 61 |
| Laundry.....                  | 68 |
| Foundation - Crawl Space..... | 69 |

## Report Information

### Client Information

|               |                          |
|---------------|--------------------------|
| Client Name   | Neil Correia             |
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| Realtor Name  | Avery Bryant             |
| Realtor Phone | (209)753-8327            |
| Realtor Email | avery@suzannesimpson.com |

### Property Information

|                            |            |
|----------------------------|------------|
| Approximate Year Built     | 1952       |
| Approximate Square Footage | 1,000 sqft |
| Number of Bedroom          | 2.         |
| Number of Bath             | 1.         |

### Inspection Information

|                     |           |
|---------------------|-----------|
| Inspection Date     | 5/30/2024 |
| Inspection Time     | 11:00 am  |
| Weather Conditions  | Dry.      |
| Outside Temperature | 72        |

## Disclaimer

This is a visual inspection report, practiced according to the InterNACHI standards of practice for a home inspection ([www.nachi.org/sop.com](http://www.nachi.org/sop.com)) We make every effort to give an accurate assessment of the general condition of the property and its major components during the time of inspection.

This report will alert the client to any significant defects or adverse conditions the Inspector finds present at the time given. This report shall not be considered a guarantee, warranty or a prediction of future events and should be considered supplemental to the seller's disclosure.

This report lists the systems and components inspected by J Bixler Inspections. Items not listed in this report are considered beyond the scope of this inspection and should not be considered inspected with this report. For example, water treatment, central vacuums, solar panels, security systems, sprinklers, roof water tightness, and sheds are not included in this inspection. It is always wise to check with the local building department for permit information, especially if there have been any additions or alterations to the structure.

Please be aware that not all components we inspect are fully visible for various reasons. For example, we cannot see the underside of concrete foundations sidewalks or driveways, plumbing and electrical running underground and inside walls cannot be seen. Due to insurance regulations,

industry standards, and common courtesy to occupants we do not move or touch personal belonging or appliances that may be blocking areas of the property. Especially or homes that are occupied it is recommended that you do a thorough walk through before closing.

This report contains technical information that may not be readily understandable to the layperson. Therefore, a verbal consultation with the inspector of J Bixler Inspections is a mandatory part of this inspection report. If you choose to not consult with the inspector, J Bixler Inspections cannot be held liable for your understanding or misunderstanding of the content of the reports. If you were not present for the inspection, please call our office at (209)288-9227 to arrange your verbal consultation. **IMPORTANT NOTICE TO THIRD PARTIES AND/OR OTHER PURCHASERS:** Receipt of this report by any purchasers of this property other than the party identified in the client information section is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a professional inspector to provide you with your own inspection and report on this property.

#### WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

#### OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional

is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

#### CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

#### DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

### Definition of conditions:

**AS = Appears Serviceable:** The item appeared to be in working or usable condition with no major discrepancies noted.

**A = Attention:** The item may not need repair but has a note or recommendation

**R = Repair:** The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S = Safety Issue:** The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

### Grounds

#### 1.1 Grading Conditions (Attention)

Minor re-grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation.

#### 1.2 Driveway Conditions (Attention)

The driveway surface was raised or settled.

Common cracks were observed in the driveway.

### Exterior

#### 2.1 Entrance Conditions (Attention)

The deck showed signs of rot. See termite report for further break down and cost estimates.

The surface appeared weathered. Recommend cleaning and maintenance as needed.

#### 2.2 Exterior Wall Conditions (Attention)

Rot was observed around the home. Contact or see termite report for break down and costs for repairs.

Some earth to wood contact was noted around home. Recommend regrading or raking away soil to break contact as needed.

### Roofing

#### 3.1 Roof Covering Condition (Repair)

Maintenance and some repairs are recommended. This usually consists of repair or replacement of any damaged, raised, or missing shingles. This maintenance should help to ensure the water tightness of the building and should be performed on a regular basis.

#### 3.2 Gutter & Downspout Conditions (Attention)

The property has no gutter system installed. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house.

### Electrical

#### 4.2 Wiring Methods (Attention)

In the crawl space, there were quite a few open junction boxes with electrical splicing. It's recommended that these have proper covers.

The main power cable is aluminum. The branch cables are copper.  
Plastic insulated (Romex) type wire is present.

## Plumbing

### 5.1 Supply Line Conditions (Attention)

Galvanized piping was observed. Although this type of piping was commonly used in older homes, galvanized piping is no longer used in today's construction. Galvanized piping has a tendency to rust from the inside. This condition can reduce the water flow and pressure. Client is advised to consult with a licensed plumber for additional information.

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

### 5.2 Drain Line Conditions

A septic system appears to be present at the property. Septic system testing and evaluation are outside the scope of this inspection. Client is advised to consult with a licensed plumber or licensed septic certification specialist for evaluation and testing prior to close.

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

### 5.3 Water Heater Conditions (Not Inspected)

The water heater was off at the time of inspection. Recommend unit be powered a few days prior to close and tested for operation.

## Living Room

### 6.3 Floor Conditions (Attention)

The carpets appear to be worn.

Minor floor sloping was observed at the time of inspection. From the visible and accessible areas, no immediate concern was observed. This may not, however, be an indication of future conditions.

### 6.4 Stairs (Attention)

The openings in the railings appear too wide. We recommend decreasing the opening length between the balusters to reduce the possibility of child injury. Client should consult with a deck contractor for information on current standards.

### 6.8 Electrical Conditions (Attention)

An outlet was not functional on the right side of fireplace. Recommend further evaluation and repairs by a licensed electrician prior to close.

### 6.11 Fireplace Conditions (Attention)

Recommend the pellet stove be serviced and cleaned prior to use.

## Kitchen

### 7.7 Counter Conditions (Attention)

Minor caulking and/or sealing is needed around the backsplash and counter.

### **7.10 Stove - Range Condition (Safety)**

The stove did not have an anti-tip device. An anti-tip device should be installed for increased safety.

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

### **7.12 Dishwasher Conditions (Attention)**

There was no high loop or air gap for the dishwasher. Recommend having a high loop or air gap installed to prevent back-flow into the dishwasher.

## **Bath 1**

### **8.3 Floor Conditions (Attention)**

Minor floor sloping was observed at the time of inspection. From the visible and accessible areas, no immediate concern was observed. This may not, however, be an indication of future conditions.

### **8.5 Bathroom Door Conditions (Attention)**

The door sticks at the doorframe. Repair and/or adjustments are recommended.

### **8.10 Sink Conditions (Attention)**

The sink drain line was a flex material. This type of material has a higher risk of being clogged or leaking. Recommend replacing with a different type of drain line.

## **Loft**

### **9.3 Floor Conditions (Attention)**

The floors squeaked at the time of inspection. Recommend securing floorboards and/or repair as needed.

Minor floor sloping was observed at the time of inspection. From the visible and accessible areas, no immediate concern was observed. This may not, however, be an indication of future conditions.

### **9.6 Electrical Conditions (Attention)**

Missing receptacle or switch covers were observed at the time of inspection. Recommend covers be installed for safety.

### **9.8 Ceiling Fan Conditions (Attention)**

The ceiling fan(s) wobbled, vibrated or made some noise when operated. Mounting hardware of this or any other fan was not visible or readily accessible at the time of inspection. Recommend repair as needed.

One of the ceiling fans fans did not operate.

## **Laundry**

### **10.1 Laundry Room Conditions (Attention)**

Recommend reconnecting dry vent and running to the exterior of home.

## Foundation - Crawl Space

### 11.1 Foundation Conditions (Attention)

Repair work was noted at the foundation.

### 11.2 Flooring Support Conditions (Attention)

Some of the flooring structure had been resupported and repaired.

**1 Grounds**

Grading

**Grading Slope**

The site is slightly sloped.

**1.1) Grading Conditions**



Minor re-grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation.



This inspection does not include geological conditions or site stability information. For more information concerning these conditions, a geologist or soils engineer should be consulted.

Driveways - Sidewalks - Walkways

**Driveway Material**

Asphalt.

1.2) Driveway Conditions

A

The driveway surface was raised or settled.

Common cracks were observed in the driveway.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



### Retaining Wall

Retaining Wall Material

Railroad Tie.

1.3) Retaining Wall Conditions

AS

The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.



## 2 Exterior

### Front - Back Entrance

Entrance Type

Deck.

#### 2.1) Entrance Conditions

A

The deck showed signs of rot. See termite report for further break down and cost estimates.

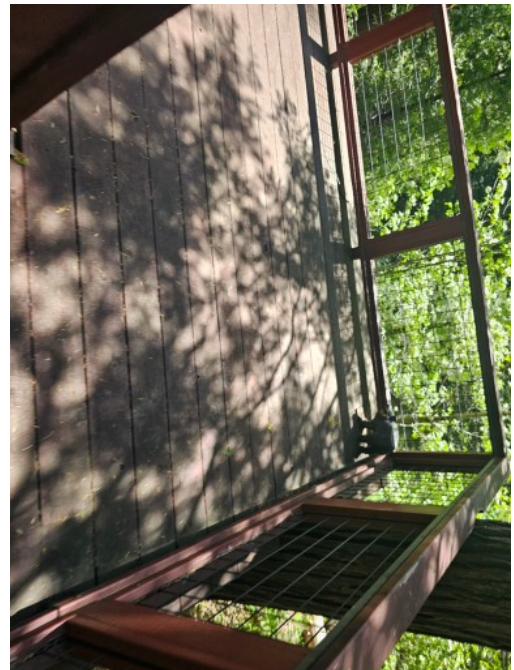
The surface appeared weathered. Recommend cleaning and maintenance as needed.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**Exterior Walls**

**Structure Type**

Wood frame.

**Exterior Wall Covering**

The visible and accessible areas of the exterior siding material are wood.

**2.2) Exterior Wall Conditions**

A

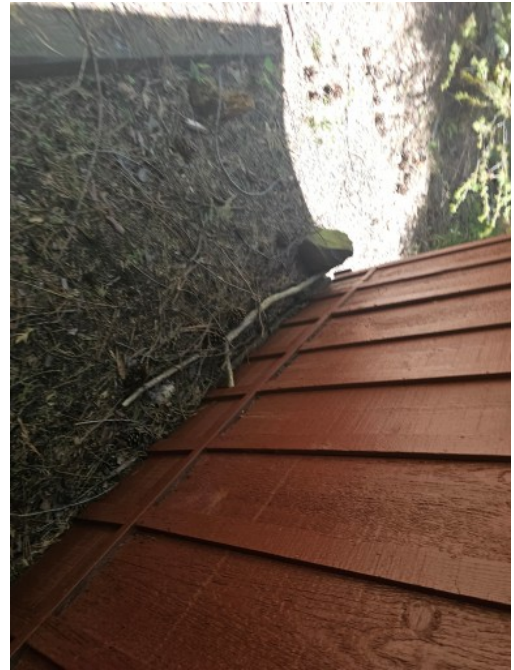
Rot was observed around the home. Contact or see termite report for break down and costs for repairs.

Some earth to wood contact was noted around home. Recommend regrading or raking away soil to break contact as needed.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Wall insulation type and value are not verified. UFFI insulation or hazard are not identified. Conditions inside the wall cannot be judged. Lead paint testing is not part of this inspection.

**Exterior Windows - Doors**

**Window Type** Casement.

**Window Material** Wood.

**2.3) Window Conditions**

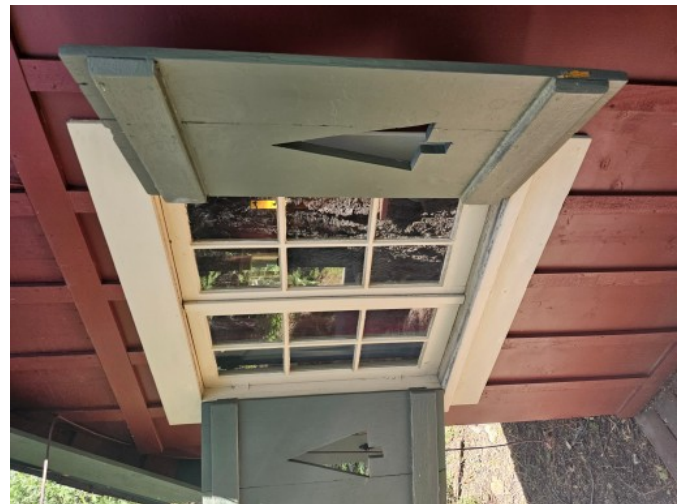
AS

Appears Serviceable.

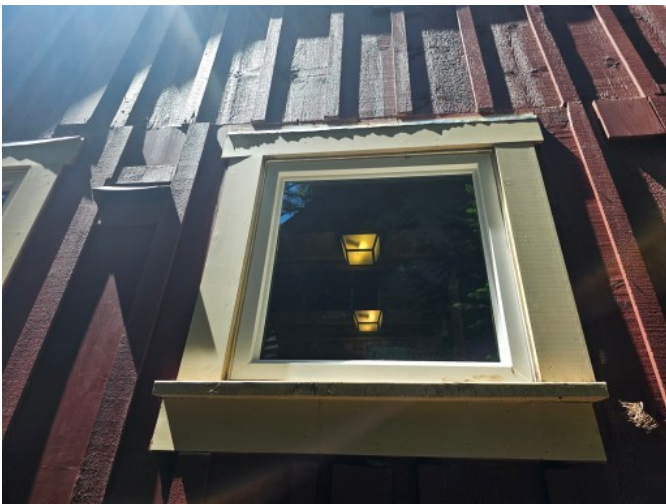
AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**2.4) Exterior Door Conditions**

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



## Exterior Water Faucet(s)

### 2.5) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.



## Chimney

### 2.6) Chimney Conditions

AS

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



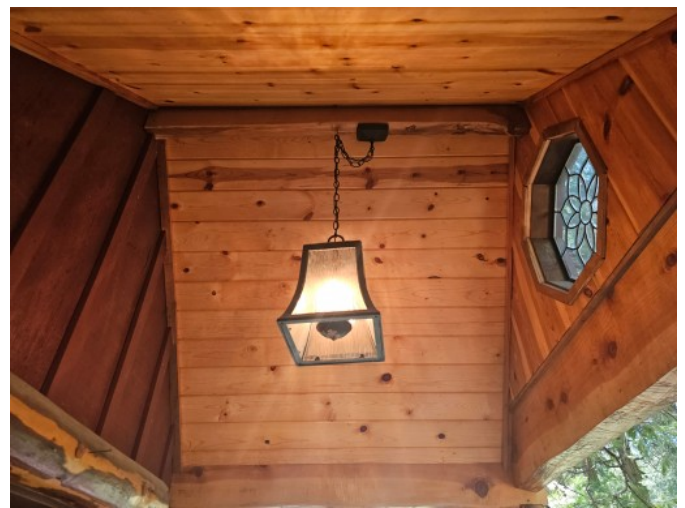
It is recommended that clients have a third party inspection of their fireplaces and chimneys. J Bixler Inspections does not clean the flu nor comment on codes for fireplaces

## Electrical

### 2.7) Lights

AS

Appears Serviceable.



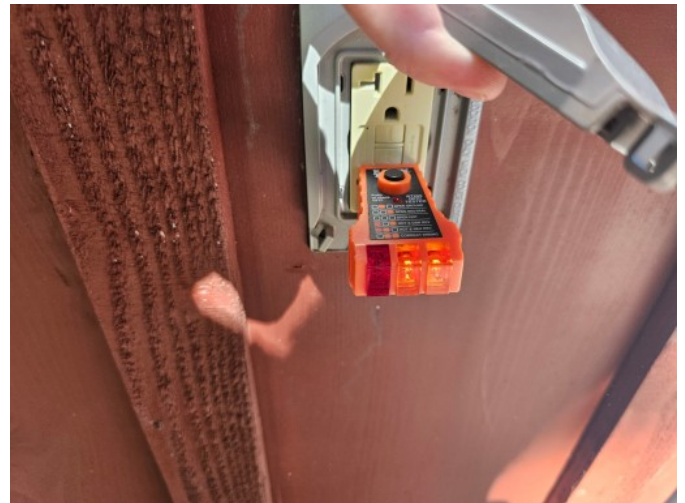
AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



2.8) Outlet

AS

Appears Serviceable.



# 3 Roofing

## Roof Covering

### Method of Inspection

The roof was inspected by observing from a ladder placed at the edge of the roof.

### Roof Style

Gable.

### Roof Covering Material

Asphalt composition shingles.

### Number of Layers

One.

### 3.1) Roof Covering Condition

R

Maintenance and some repairs are recommended. This usually consists of repair or replacement of any damaged, raised, or missing shingles. This maintenance should help to ensure the water tightness of the building and should be performed on a regular basis.



This is a limited report of the general condition of the roof. For insurance and liability reasons J Bixler inspections does not walk roofs that are tile or higher than one story. The comfort of the inspector determines whether the single-story roof is walked. For additional information, please contact a licensed Roof Contractor to perform a further inspection.

The report is an opinion of the general quality and condition of the roof. J Bixler Inspections does not offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage. Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.

### 3.2) Gutter & Downspout Conditions

A

The property has no gutter system installed. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house.

Gutter and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

## 4 Electrical

### Service Drop - Weatherhead

**Electrical Service Type** The electrical service is overhead.

**Electrical Service Material** Aluminum.

**Number of Conductors** Three.

**4.1) Electrical Service Conditions** AS

The main service entry appeared to be in serviceable condition at the time of inspection.



### Main Electrical Panel

**Main Disconnect Location** At Main Panel.

Six or fewer breakers usually do not require a main breaker, however, this many may indicate minimal electrical capacity. If the service amperage is less than 100, upgrades may be needed to operate larger electrical appliances.

**Electric Panel Location** The main electric panel is located at the exterior.

**Panel Amperage Rating** The electrical capacity of main breaker was listed / labeled as 100amps.

**Circuit Protection Type** Breakers.

**4.2) Wiring Methods** A

In the crawl space, there were quite a few open junction boxes with electrical splicing. It's recommended that these have proper covers.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

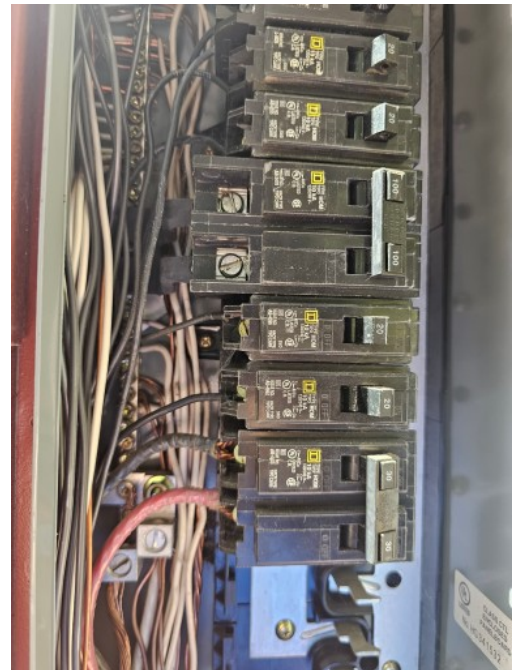
The main power cable is aluminum. The branch cables are copper. Plastic insulated (Romex) type wire is present.



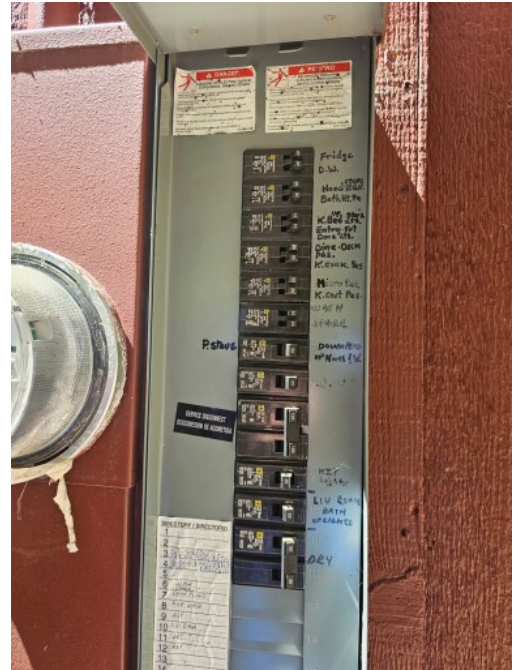
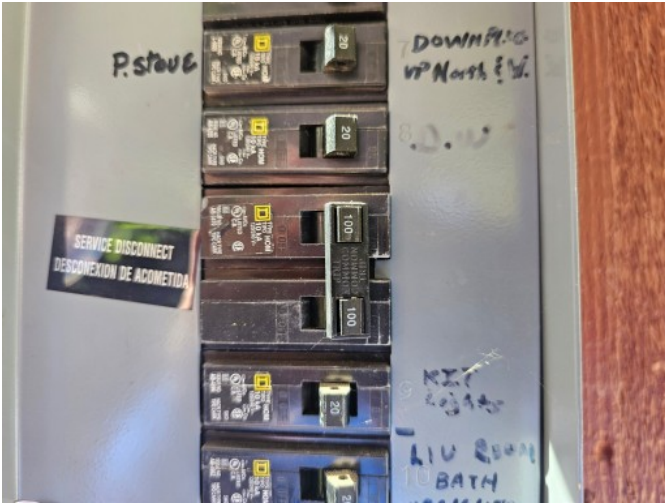
#### 4.3) Electrical Panel Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection.



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Solar systems are not part of this inspection.

## 5 Plumbing

### Water Supply Lines

#### Supply Line Material

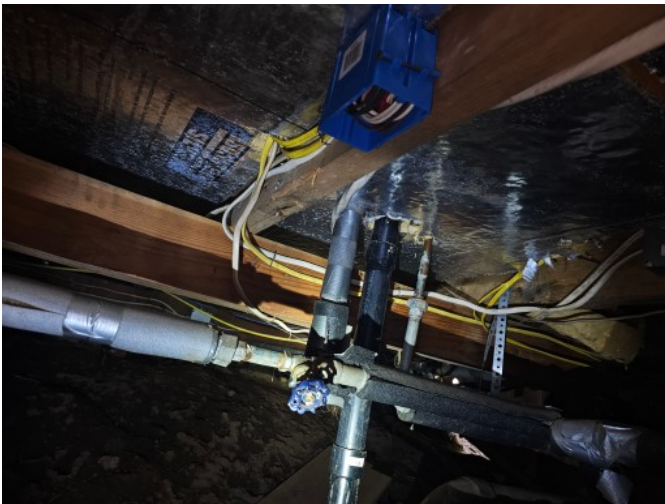
The visible material used for the supply lines is copper and galvanized.

#### 5.1) Supply Line Conditions

A

Galvanized piping was observed. Although this type of piping was commonly used in older homes, galvanized piping is no longer used in today's construction. Galvanized piping has a tendency to rust from the inside. This condition can reduce the water flow and pressure. Client is advised to consult with a licensed plumber for additional information.

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.



Pipes inside walls and underground cannot be judged for size, leaks, or corrosion. Water quality testing and testing for hazards such as lead are not part of this inspection. Be advised that some "polybutylene" plastic piping systems have experienced documented problems.

### Drain - Waste Lines

#### Drain Line Material

The visible portions of the waste lines are cast iron and plastic

#### 5.2) Drain Line Conditions

A septic system appears to be present at the property. Septic system testing and evaluation are outside the scope of this inspection. Client is advised to consult with a licensed plumber or licensed septic certification specialist for evaluation and testing prior to close.

The visible portions of the waste lines appeared to be in serviceable condition at the time of

inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance is also not determined. Be advised that some “ABS” plastic piping systems have experienced documented problems. Contact the manufacture or plumbing expert for further information and evaluation.

**Water Heater(s)**

- Water Heater Type** Propane.
- Water Heater Location** Crawl space
- Water Heater Capacity** 30 Gallon.

**5.3) Water Heater Conditions** NI

The water heater was off at the time of inspection. Recommend unit be powered a few days prior to close and tested for operation.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Estimating the remaining life of a water heater or any other appliance is not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. Water treatments systems are not part of this inspection

**Fuel**

**Fuel Type**

Propane

**5.4) Condition**

AS

Appears Serviceable.

Underground piping and fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged. J Bixler Inspections does not perform tests for gas leaks or pipe size.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

## 6 Living Room

### Walls - Ceilings - Floors

#### 6.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



The condition of walls behind , paneling, and furnishings cannot be judged

#### 6.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information, please contact American Lung Association or an asbestos specialist.

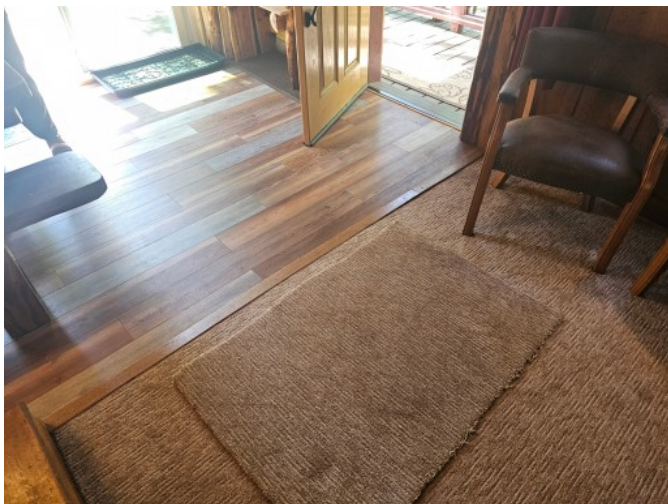
### 6.3) Floor Conditions

A

The carpets appear to be worn.

Minor floor sloping was observed at the time of inspection. From the visible and accessible areas, no immediate concern was observed. This may not, however, be an indication of future conditions.

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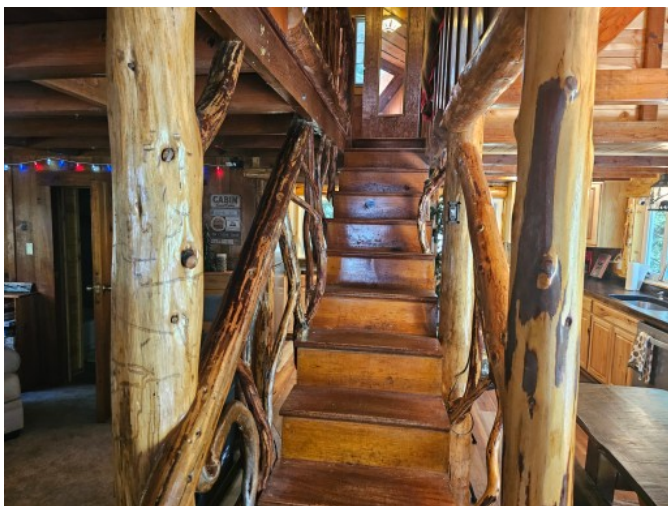


Determining odors or stains is not included. Flooring damage and stains may be hidden by furniture or personal belongings. The condition of wood flooring beneath carpet is not inspected.

#### 6.4) Stairs

A

The openings in the railings appear too wide. We recommend decreasing the opening length between the balusters to reduce the possibility of child injury. Client should consult with a deck contractor for information on current standards.



#### 6.5) Heat Source

AS

The wall unit was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

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## Windows - Doors

### 6.6) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

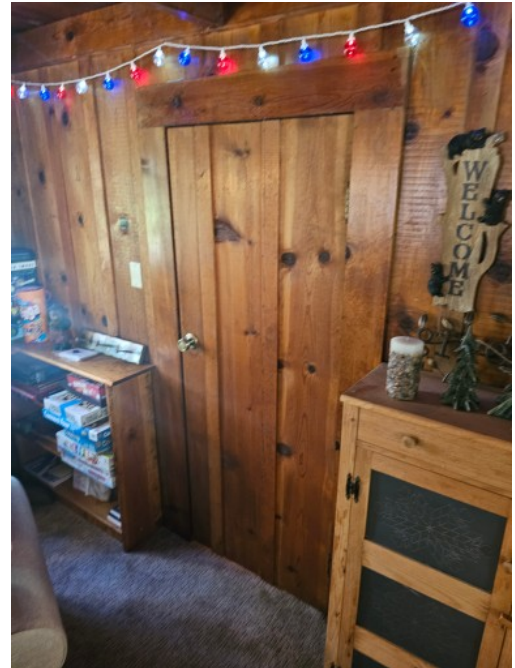


**6.7) Interior Door Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



### Electrical Conditions

#### 6.8) Electrical Conditions

A

An outlet was not functional on the right side of fireplace. Recommend further evaluation and repairs by a licensed electrician prior to close.



#### 6.9) Lighting Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



6.10) Smoke Detector Conditions

AS

Appears Serviceable.



**Fireplace**

**Fireplace Location**

A fireplace is located in the living room.

**Fireplace materials**

The fireplace is metal/pre-fabricated.

**6.11) Fireplace Conditions**

A

Recommend the pellet stove be serviced and cleaned prior to use.



## 7 Kitchen

### Walls - Ceilings - Floors

#### 7.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



#### 7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

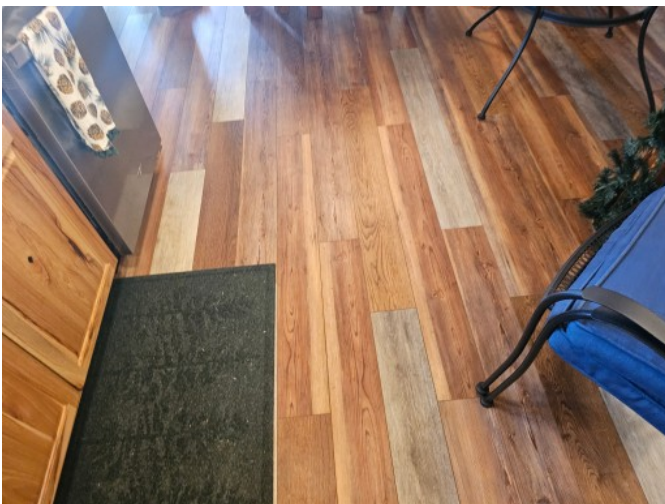
AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



### 7.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



## Windows - Doors

### 7.4) Kitchen Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



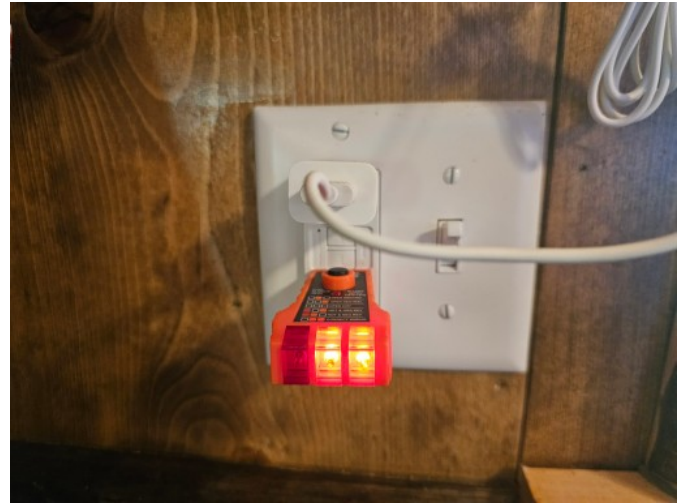
Electrical Conditions

7.5) Electrical Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



7.6) Lighting Conditions

AS

Appears Serviceable.





Kitchen Sink - Counter tops - Cabinets

7.7) Counter Conditions

A

Minor caulking and/or sealing is needed around the backsplash and counter.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**7.8) Cabinet Conditions**

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**7.9) Sink Plumbing Conditions**

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

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Appliances

**Stove - Range Type**

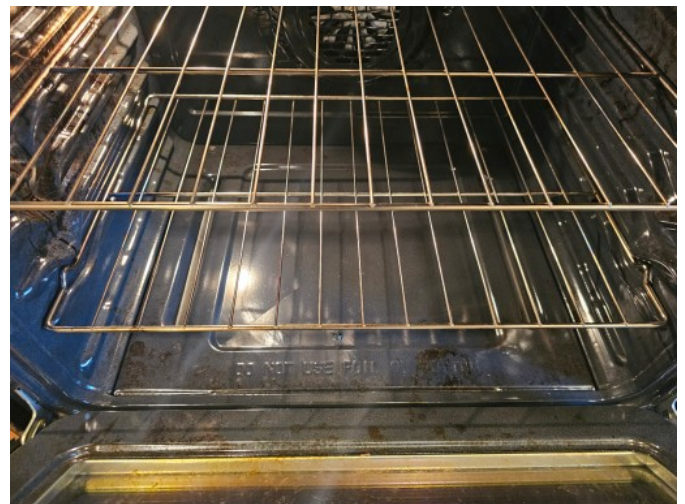
The range is gas.

**7.10) Stove - Range Condition**

S

The stove did not have an anti-tip device. An anti-tip device should be installed for increased safety.

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.



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### 7.11) Hood Fan Conditions

AS

The fan / hood and light were in operational condition at the time of the inspection.



### 7.12) Dishwasher Conditions

A

There was no high loop or air gap for the dishwasher. Recommend having a high loop or air gap installed to prevent back-flow into the dishwasher.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**8 Bath 1****Walls - Ceilings - Floors****8.1) Wall Conditions**

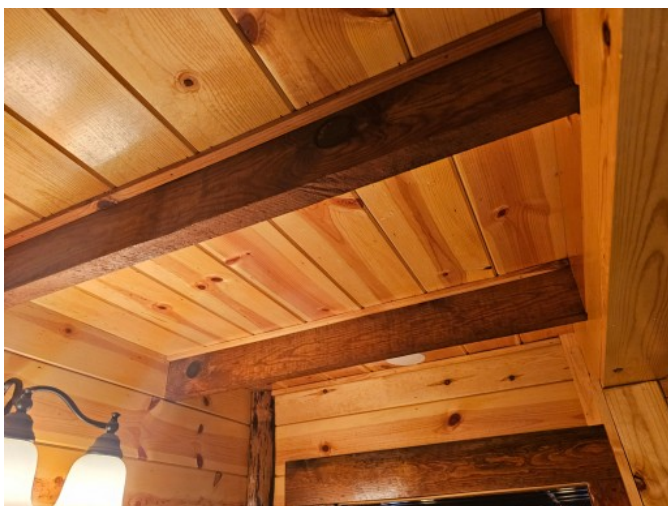
AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

**8.2) Ceiling Conditions**

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

**8.3) Floor Conditions**

A

Minor floor sloping was observed at the time of inspection. From the visible and accessible areas,

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no immediate concern was observed. This may not, however, be an indication of future conditions.



## Windows - Doors

### 8.4) Bathroom Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



### 8.5) Bathroom Door Conditions

A

The door sticks at the doorframe. Repair and/or adjustments are recommended.



Electrical Conditions

8.6) Electrical Conditions

AS

Appears Serviceable.



8.7) Lighting Conditions

AS

Appears Serviceable.



**8.8) Vent Fan Conditions**

AS

Appears Serviceable.



**Bathroom Sink**

**8.9) Counter - Cabinet Conditions**

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



### 8.10) Sink Conditions

A

The sink drain line was a flex material. This type of material has a higher risk of being clogged or leaking. Recommend replacing with a different type of drain line.



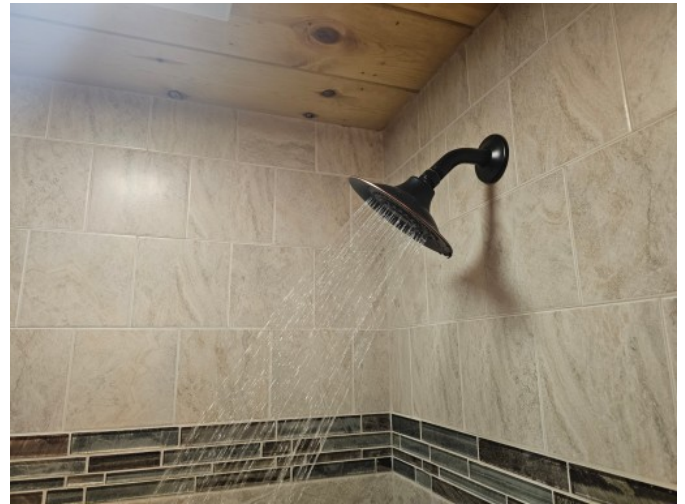
## Shower - Tub - Toilet

### 8.11) Shower - Tub Conditions

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**8.12) Toilet Conditions**

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



## 9 Loft

Walls - Ceilings - Floors

## 9.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



The condition of walls behind , paneling, and furnishings cannot be judged

## 9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information, please contact American Lung Association or an asbestos specialist.

### 9.3) Floor Conditions

A

The floors squeaked at the time of inspection. Recommend securing floorboards and/or repair as needed.

Minor floor sloping was observed at the time of inspection. From the visible and accessible areas, no immediate concern was observed. This may not, however, be an indication of future conditions.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Determining odors or stains is not included. Flooring damage and stains may be hidden by furniture or personal belongings. The condition of wood flooring beneath carpet is not inspected.

## Windows - Doors

### 9.4) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

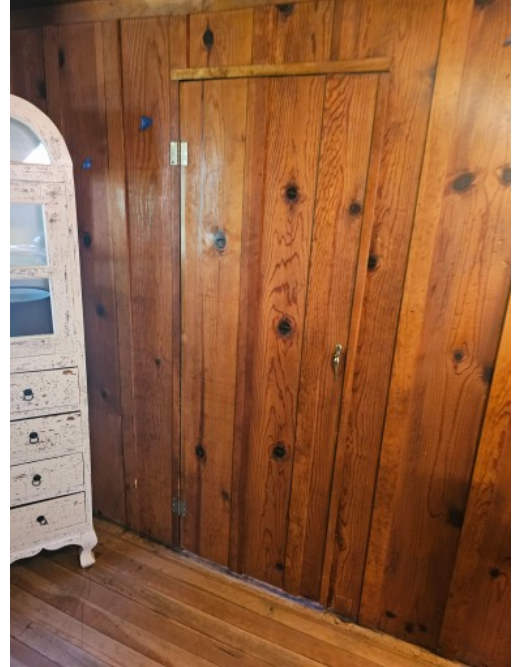


**9.5) Interior Door Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

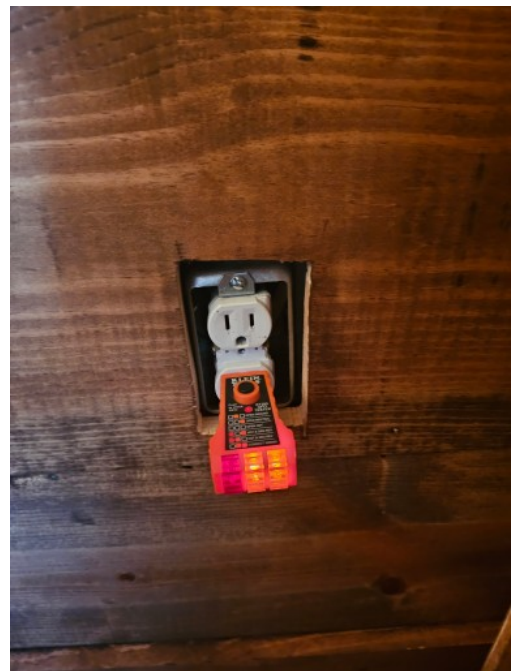


Electrical Conditions

9.6) Electrical Conditions

A

Missing receptacle or switch covers were observed at the time of inspection. Recommend covers be installed for safety.



9.7) Lighting Conditions

AS

Appears Serviceable.



**9.8) Ceiling Fan Conditions**

A

The ceiling fan(s) wobbled, vibrated or made some noise when operated. Mounting hardware of this or any other fan was not visible or readily accessible at the time of inspection. Recommend repair as needed.

One of the ceiling fans fans did not operate.

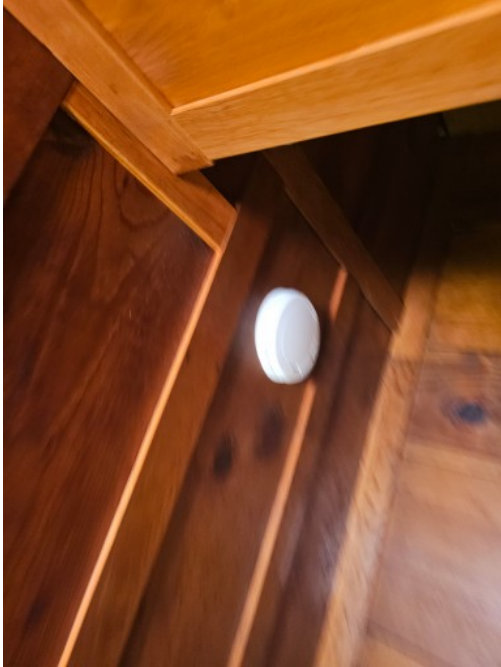


**9.9) Smoke Detector Conditions**

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



## 10 Laundry

### Laundry Room

Location

Crawl space

10.1) Laundry Room Conditions

A

Recommend reconnecting dry vent and running to the exterior of home.



Washing machines and dryers are not moved during the inspection nor tested. Condition of the walls or flooring under these machines cannot be judged. J Bixler Inspections does not water test machine drains or supply valves. Water supply valves, if turned, may be subject to leaking.

## 11 Foundation - Crawl Space

### Foundation

**Foundation Type** Crawl Space.

**Foundation Material** Pier and block

#### 11.1) Foundation Conditions

A

Repair work was noted at the foundation.



All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent recognition of cracks or settlement in all but the most severe

cases. J Bixler Inspections will re-inspect at additional costs provided the client removes floor covering and releases J Bixler Inspections from damaged caused by this process. Floor coverings are not removed during this inspection.

Flooring Structure

11.2) Flooring Support Conditions

A

Some of the flooring structure had been resupported and repaired.

